

Bishop Ireton High School Expansion DSUP2014-00029

PROJECT DESCRIPTION

The applicant proposes through a Development Special Use Permit with Site Plan (DSUP) to modernize and expand the existing school facilities. This project consists of three phases:

> Phase I

- 2nd floor: Auxiliary gymnasium, fitness/weight room, locker rooms
- 3rd Floor: Nine additional classrooms
- Renovation of existing parking lot to accommodate 40 additional parking spaces

> Phase II

- Demolition of an outdated academic wing to accommodate a 3-story addition.
- The 3-story addition will house a new cafeteria, media center, administrative space, and nine additional classrooms,

> Phase III

- Renovation of existing third floor space into science and technology classrooms and labs.

The school is located at the northeast intersection of Cambridge Road and King Street, surrounded by a mixture of single family residential uses.

KEY ISSUES

Key issues that must be addressed by City Staff, the Applicant and neighborhood residents include issues related to:

- > Floor Area Ratio
- > On-site Parking
- > Neighborhood Parking



Bishop Ireton High School Expansion

DSUP2014-00029

Taylor Run

Site Address: 201 Cambridge Road		Lot Area: 11.6 acres (508,476 SF)	
Zone: R/8 (SF Residential) & RC (High Density Residential)		Use: Private School, Academic	
	Existing	Required	Proposed
FAR	32%	35%	35%
Parking	247 spaces	95 spaces	286 spaces
Yards / Setbacks	Front (west): 75.2 feet Front (south): 350.3 feet Side (east): 25.2 feet Side (north): 287.2 feet	Front: 30 feet Side: 25 feet	Front (west): 66.9 feet Front (south): 324.3 feet Side (east): 25.2 feet Side (north): 286.4 feet
Open Space	+/- 290,000 SF	R-8 Zone: N/A RC Zone: 59,930 SF (40%)	294,111 SF (58% of site) (all ground-level open space)
Height	37.5 feet	R-8 Zone: 40 feet RC Zone: 150 feet	38.7 feet
Requested Modifications:			
1. Transportation Management Plan Special Use Permit			
2. Modification for Parking Lot Landscape Island Ratio			

PROJECT TIMELINE

- > **6.16.16** Concept II comments due to applicant
- > **11.22.16** Preliminary Plan Due to City
- > **12.1.16** Preliminary Plan deemed complete
- > **February 2017:** Project is presented to Planning Commission and City Council (tentative).

CONTACT INFORMATION

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